

ATTACHMENT B

Staff Report – Shandon Community Plan

Planning and Building Department County of San Luis Obispo



TO: Board of Supervisors

FROM: Jay Johnson, Senior Planner

VIA: Chuck Stevenson, AICP, Long Range Planning Division Manager

DATE: 4/3/2012

SUBJECT: Continued hearing for a request by San Luis Obispo County and the Primary Shandon Applicants of Fallingstar Homes, Inc. and Peck Ranch Entities to consider the Shandon Community Plan Update, including amendments to the Shandon-Carrizo Area Plan and the Official Maps of the County Land Use and Circulation Element, and the Community Planning Standards for Shandon in Article 9 of the County Land Use Ordinance.
Supervisory District: 1. Co. File Numbers: LRP2003-00004 and G030013M.

RECOMMENDATION

Consider the Planning Commission recommendation and take tentative action to:

1. Certify the Final Environmental Impact Report (FEIR) pursuant to the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. based on the attached CEQA findings;
2. Adopt the Shandon Community Plan and amendments to the Shandon-Carrizo Area Plan, Part II of the Land Use Element and Circulation Element of the General Plan; amendments to the Official Maps, Part III of the Land Use Element; and amendments to the Land Use Ordinance, Title 22 of the County Code, as shown in Exhibits LRP2003-0004 and G030013M:A, C, D, and E.

STAFF DISCUSSION

Background

On November 15, 2011, your Board continued this item off-calendar to allow time for staff to provide additional information regarding expansion of the Urban Reserve Line (URL), phasing of agricultural land conversion, State water and water offsets, and Residential Suburban zoning in the southeastern portion of the community. In addition, your Board directed staff to work with the Shandon Advisory Council to address concerns identified in their letter of November 11, 2011.

Staff has met with community members and resolved the outstanding matters from the Advisory Council's November 11, 2011 letter. On March 7, 2012 the Advisory Council voted to support the Shandon Community Plan with recommendations presented in this staff report. Please refer to the attached letter from the Shandon Advisory Council, dated March 9, 2012. This report notes specific recommendations that address the Advisory Council's concerns.

Issues for Board Consideration

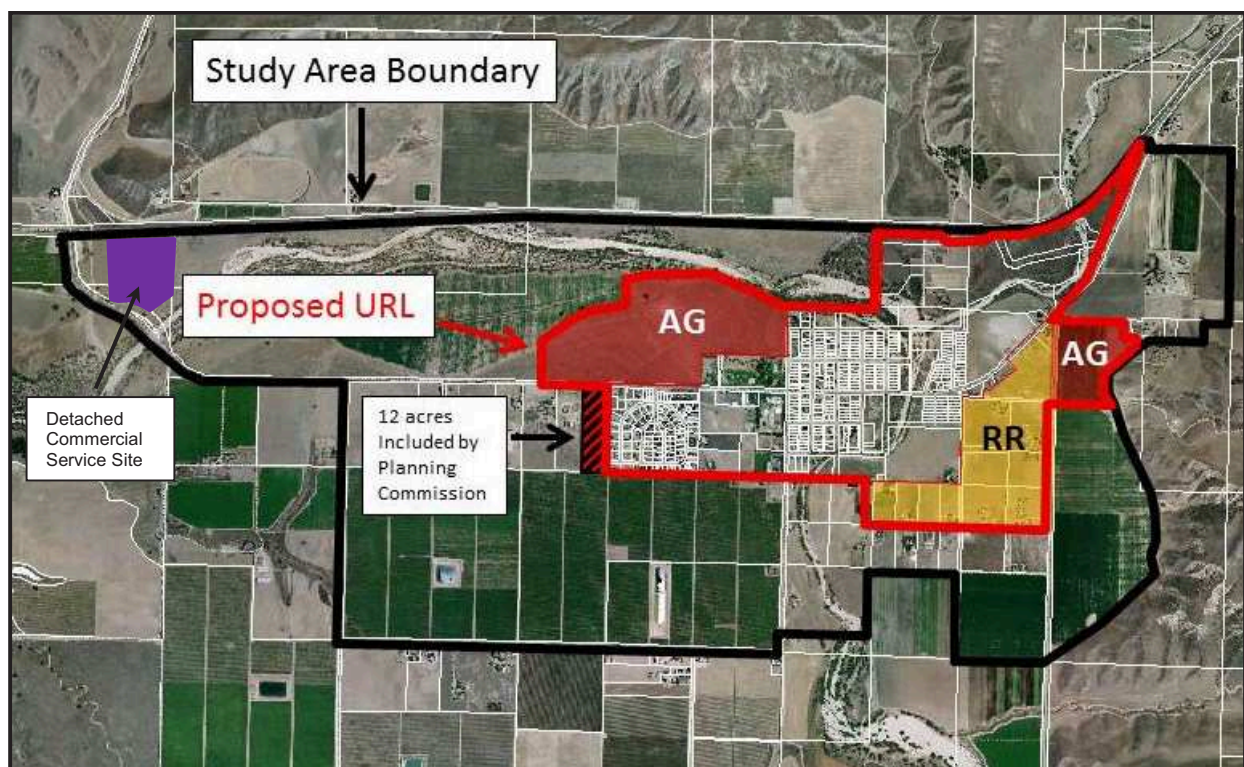
Expansion of the URL and Phasing of Agricultural Land Conversion

The existing URL covers 400 acres. Within the URL, approximately 185 acres are mostly developed. The remainder of the acreage is located in creek areas, included in the Agriculture or Residential Suburban land use categories, or is undeveloped land at the edge of the URL.

The URL expansion, as recommended by staff, would add approximately 220 acres to the existing URL. The URL expansion as recommended by the Planning Commission would have added about 232 acres. As mentioned in the November 15, 2011 staff report, the conversion of some agricultural land is expected with the expanded URL. The Urban Expansion Map below shows the proposed URL, expansion areas and detached Commercial Service site (not in the URL). The expansion areas are currently zoned either Agriculture (AG) or Residential Rural (RR).

At the public hearing on November 15, 2011, your Board directed staff to clarify the phasing of agricultural land conversion, and to explain the measures that help ensure that a greenbelt will be maintained around Shandon. The map below shows the difference between the URL proposed by staff (which was the URL shown in the original Public Hearing Draft and is supported by the Shandon Advisory Council), and the Planning Commission-recommended URL that was shown in your November 15, 2011 staff report.

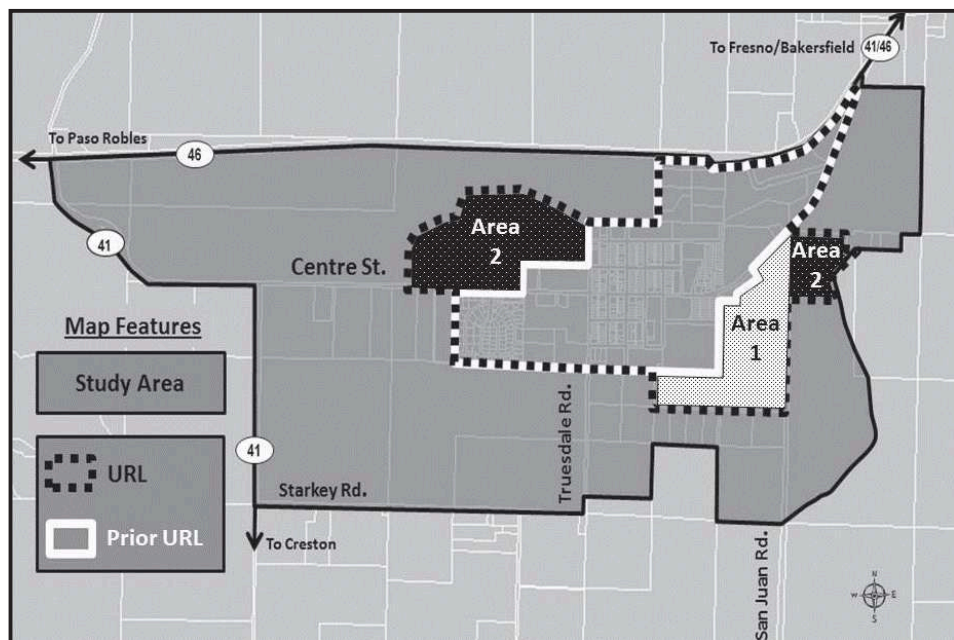
Urban Expansion Map



In response to your Board's direction regarding the phasing of agricultural land conversion, staff recommends amending Land Use and Neighborhood Design Policy number two (LUND-2) and adding Figure 3.5 to Section 3.7 of the Community Plan to specify the phasing of agricultural land conversion.

- ~~LUND-2~~ Maintain a small town character by managing growth of the community through the establishment of development phases over the span of the Community Plan.
- LUND-2 In order to help maintain the community's character within its rural setting, expansion of the community should occur first on infill lots (within the URL that existed prior to adoption of the 2012 Community Plan) or within Area 1, as shown in Figure 3.5, prior to development on the agricultural lands in Area 2 of Figure 3.5. Development within Area 2 may occur prior to development on infill lots or development in Area 1 if it meets one or more of the following criteria:
- It provides a land use that cannot be accommodated on an infill lot or within Area 1 of Figure 3.5;
 - It provides convenient neighborhood shopping or services;
 - It helps provide a sufficient amount of development needed to finance community-scale infrastructure;
 - It is determined by the Planning Director that the infill lots and Area 1 are sufficiently built-out; or,
 - It is determined by the Planning Director that there has been a lack of interest to develop the infill lots and Area 1.

Figure 3.5
Community Expansion



Please note that the existing land use category for Area 1 in Figure 3.5 is Residential Rural and the existing land use category in area 2 is Agriculture.

Greenbelt

The Community Plan has measures to maintain a greenbelt around Shandon. First, the URL is established by the Board. All land outside of the URL would retain its rural character, unless a new general plan amendment was approved by the Board to expand the URL in the future. Based on the population and buildout projections for the Community Plan, there should not be a need to expand the URL again for at least 25 years. Second, the Study Area boundary, although not a boundary on the County's official maps, is recognized as a limit that Shandon would not grow beyond for the foreseeable future. This is because urban expansion within the entire Study Area could potentially triple the size of the plan and could take an additional 75 years or more to build out. Nevertheless, the URL and Study Area boundaries are not necessarily viewed as permanent. However, EIR mitigation measure AG-1(b) provides for permanent protection of farmland in the vicinity of Shandon:

- AG-1(b) Farmland Conservation. Prior to the map recordation, future applicants for projects located on prime agricultural land in areas currently designated for Agriculture shall provide evidence to the County Planning and Building Department that a farmland conservation easement, a farmland deed restriction, or other farmland conservation mechanism has been granted in perpetuity to the County or a qualifying entity approved by the County Agricultural Commissioner (or designee). The easement shall provide conservation acreage at a ratio of 1:1 for direct impacts and 0.5:1 for indirect impacts. Additionally, the project proponent shall provide appropriate funds (as determined by the County Planning Department) to compensate for reasonable administrative costs incurred by the easement holder. The area conserved may consist of no more than three noncontiguous parcels, and shall be of a quality that is reasonably (as determined by the Agricultural Commissioner or designee) similar to that of the farmland within the proposed 20-year growth boundary. The area shall be located within San Luis Obispo County within a reasonable proximity to the Study Area.

State Water and Water Offsets

At the November 15 hearing, your Board expressed concerns about proposed requirements in the Community Planning Standards for Shandon that new development offset its water use. Specific concerns were about enforcement and monitoring of the water offsets and the view that many of the offsets did not represent "new water." In addition, your Board wanted assurance that CSA-16 will be the urban water provider for Shandon. New development's water source was also one of the key concerns identified by the Advisory Council's. However, the Advisory Council's concerns about water supply were resolved with the following staff-recommended change.

Staff recommends that the groundwater offset standard (number 6) be replaced with two water supply standards (numbers 6 and 7) as follows: [These standards are Land Use Section 22.110.050.A.6 and 7, respectively. Please see pages 13 and 14 of Exhibit LRP2003-00004/G030013M:E (Exhibit E) to see these standards in context with all of the Community Planning Standards]

- ~~6. **Groundwater offset.** New non-agricultural uses of groundwater shall be completely offset through one or more of the means listed below prior to issuance of construction permits for any of the following new development: 1) development resulting from new land divisions, 2) land use permits that result in greater than four (4) dwelling units, 3) development of more than 9,999 square feet of floor area for uses listed under the industry, manufacturing and processing land use group, 4) development of more than 2,499 square feet of floor area for uses listed under all other non-residential use groups. All criteria are cumulative for a single site. In determining the amount of groundwater to offset, the project's contribution to recharge from the wastewater treatment facility shall be taken into account.~~

- ~~a. Retrofit high flow toilets and other plumbing fixtures within the Paso Robles Groundwater Basin with low flow toilets and plumbing fixtures;~~
- ~~b. Participate in a county approved plumbing retrofit program for the Paso Robles Groundwater Basin;~~
- ~~c. Use the California Urban Water Conservation Council's (CUWCC) best management practices for water conservation;~~
- ~~d. Pay a "fair share" of the costs for delivering State water in excess of CSA-16's 2011 allocation of 100 acre-feet per year;~~
- ~~e. Participate in a county approved lot retirement program for the Paso Robles Groundwater Basin;~~
- ~~f. Participate in the County's Transfer of Development Credits (TDC) program pursuant to Chapter 22.24, provided eligible sending sites are located within the Paso Robles Groundwater Basin, and receiving sites shall not be eligible for a density bonus. The receiver site will receive credit for the water demand that the sending site would have otherwise used, if developed. The ground water off-set shall be determined at the same time the receiver site determination is made.~~
- ~~g. Participate in a county approved rural water conservation program that results in reducing groundwater pumping within the Paso Robles Groundwater Basin.~~
- ~~h. Participate in a county approved fee program that results in reducing groundwater pumping within the Paso Robles Groundwater Basin.~~

6. Domestic water supply. Domestic (non-agricultural) water supply shall be provided by CSA-16 or successor water provider, except for the following:

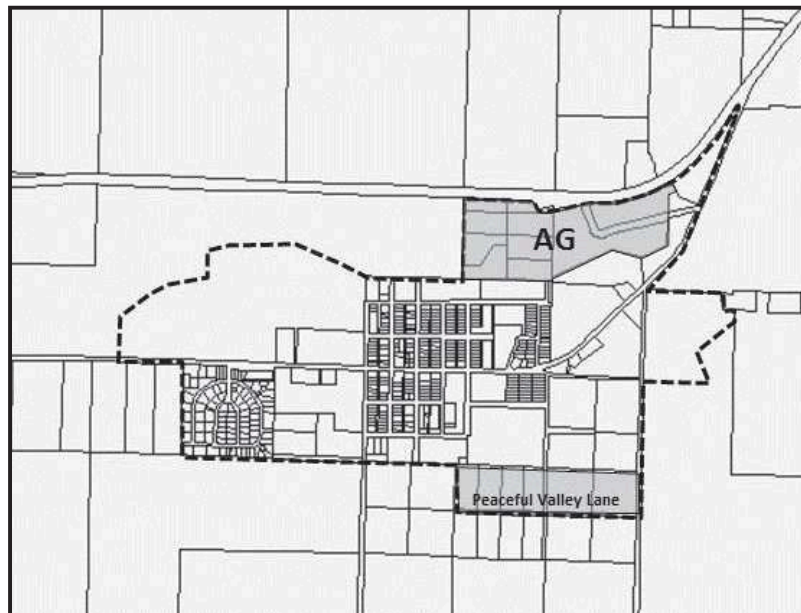


Figure 110-6 – Domestic Water Supply

- a. The land within the Agriculture land use category, as shown in Figure 110-6.
- b. Parcels fronting on Peaceful Valley Lane, as shown in Figure 110-6, that are 2.5 acres or larger in size.
- c. Development of an allowable residential use, pursuant to Table 2-2, except for mobile home parks and multi-family dwellings, on a lot legally created prior to the adoption of the Shandon Community Plan that is within a Residential land use category and outside of the CSA-16 service area.

7. Domestic water supply - requirement for new development. The standards below apply to the following new development:

1) development resulting from new land divisions, 2) land use permits that result in greater than four (4) dwelling units, 3) development of more than 9,999 square feet of floor area for uses listed under the industry, manufacturing and processing land use group, 4) development of more than 2,499 square feet of floor area for uses listed under all other non-residential use groups. All criteria are cumulative for a single site.

- a. The domestic (non-agricultural) water supply for new development listed above shall not be from groundwater, except as provided in subsection c.
- b. Prior to issuance of construction permits, the applicant for new development shall pay a "fair share" of the costs of a project, pursuant to the Shandon Community Plan Natural Resources Implementation Program NRIP-4, that will deliver State water to Shandon in excess of CSA-16's 2012 allocation of 100 acre-feet per year. The "fair share" is to be determined by CSA-16 or successor water provider based on the project's net new water demand¹. The project's contribution to recharge from the wastewater treatment facility shall be taken into account in determining net new water demand.
- c. In the event the Board of Supervisors determines, after completion of the necessary background studies, that the delivery of additional State water to Shandon is not adequate or viable for new development, the applicant may participate in one or both of the following:
 - (1) A County-approved water conservation program that results in reducing groundwater pumping within the Paso Robles Groundwater Basin, or
 - (2) A County-approved fee program that results in reducing groundwater pumping within the Paso Robles Groundwater Basin.

¹ "Net new water demand" is the amount of non-agricultural water to be used by new development minus the volume of water returned to the groundwater basin through wastewater return flows. The calculation of net new water demand is the sole responsibility of the Planning Director using water demand factors for the proposed land uses.

To correspond with the preceding standards, Natural Resources Implementation Program number four (NRIP-4) in Chapter 4, Section 4.3 of the Community Plan should be changed as follows:

- | | |
|--------|---|
| NRIP-4 | <u>The County or a special district to be formed should pursue and secure delivery of additional State Water in excess of the 2012 allocation of 100 acre-feet per year, including any required drought buffer.</u> |
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On November 15, your Board requested to see the general steps involved to determine whether additional State water can be delivered to Shandon. The first step is the completion of the San Luis Obispo County Master Water Plan. A draft of that plan was released in January 2012. According to the draft plan, the San Luis Obispo County Flood Control and Water Conservation District (District) is currently evaluating the available hydraulic capacity in the treated water portion [emphasis added] of the Coastal Branch of the State water project. After concluding the capacity study, the District will need to establish its priorities for the use of any additional capacity, negotiate with the applicable agencies that have an interest in the additional capacity, and identify the capital projects needed for delivery.

Residential Suburban Land Use Category

In the Planning Commission-recommended draft plan, three areas were proposed to be in the Residential Suburban (RS) land use category.



Area (1) is approximately 22 acres along the northwest side of East Centre Street adjacent to Cholame Creek. This land is currently within the URL and is zoned RS. A change to the land use category is not proposed due to its narrowness, constrained location between East Centre Street and Cholame Creek, and proximity to the steep creek bank.

Area (2) is approximately 12 acres on the south side of West Centre Street immediately west of the current URL. This property was included into the proposed URL by the Planning Commission at its last meeting on the Community Plan. As recommended by the Planning Commission, this site would be limited to a maximum total of four lots. Staff is recommending that this property *not* be included in the URL, which should revert to the boundary shown in the original Public Hearing Draft Community Plan.

Area (3) is approximately 40 acres along the north side of Peaceful Valley Lane. The Planning Commission recommended that this area remain within the RS land use category and be allowed to be subdivided into one-acre parcels. In order to develop one-acre parcels, the lots would need to connect to the community water system, but could use on-site septic systems rather than connecting to the community sewer system. If the parcels were to be 2.5 acres or larger, then they could use on-site septic systems and on-site wells, rather than connecting to community water and sewer systems.

It was suggested at your November 15 meeting that the land use category of Area (3) should be changed from RS to Residential Single Family (RSF), with units clustered near other new development to the north. This would require connection to the community water and sewer systems. Staff's primary concern with a change to RSF is that the transfer of density to this area would require shifting density away from other areas that are closer to the middle of town. Therefore, staff recommends that this area become RSF with a limitation on the maximum number of units, so that a significant shift in density would not happen. The following Community Planning Standard would establish this limitation and require that new lots connect to the community water and sewer systems. [Please refer to Section 22.110.050.1.5 on pages 30 and 31 of Exhibit E to see this standard in its context with all of the Community Planning Standards.]

Peaceful Valley Lane – land divisions. For properties shown in Figure 110-16, the maximum density for land divisions is six lots per five acres (gross). Proposed lots on the northerly portion of the site shall have a minimum parcel size of 6,000 square feet, be clustered on the northerly portion of the site and use community water and sewer. On the southerly portion of the site, the minimum parcel size is 2.5 acres, and may use an on-site septic system, and community water or an on-site well. Figure 110-17 shows examples of lot layouts.

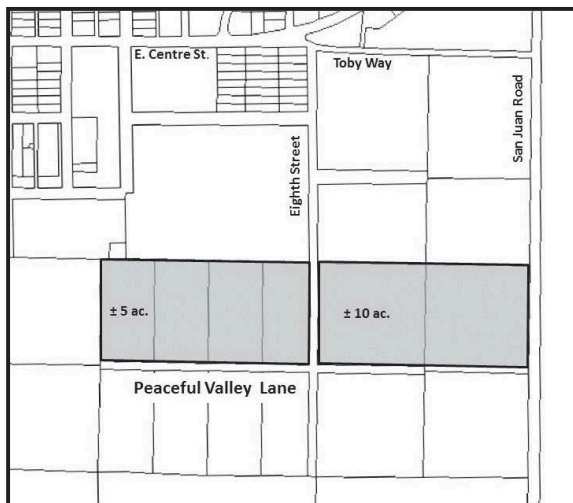


Figure 110-16 - RSF - Peaceful Valley Lane

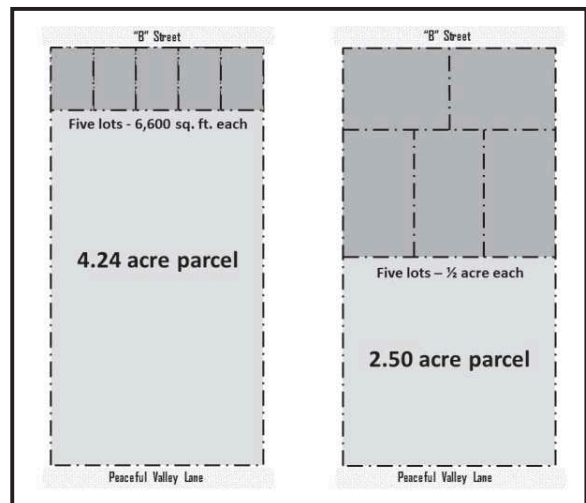


Figure 110-17 – RSF – Lot Layout Examples

Official Maps

The Official Maps in Attachment D show the revised URL and the land use category change along Peaceful Valley Lane.

Staff-Recommended Changes

The following section describes additional staff-recommended changes to the Shandon Community Plan and the Community Planning Standards (LUO standards in Article 9). Some of the recommendations are needed to provide consistency with your Board's direction, while others are minor corrections, revisions or additions. The following recommendations are in addition to those described above and those presented to your Board at the hearing on November 15, 2011.

The Shandon Community Plan

Your Board received a complete copy of the Planning Commission-Recommended Draft of the Community Plan in your November 15, 2011 agenda packet. A complete, corrected copy of the document as recommended by staff is on file with the Clerk of the Board of Supervisors and is available for review at the County Department of Planning and Building. It may also be seen on the Department's website.

In summary, the staff-recommended minor corrections to the Shandon Community Plan include the following:

- 1) change the current year from 2011 to 2012,
- 2) change the references to 25 years after adoption of the Plan to 2037,
- 3) remove references to the Highway 41 route transfer (because it has already happened),
- 4) remove references to more than one potential wastewater treatment site (because a site has been selected),
- 5) change figures to reflect the proposed URL, and
- 6) revise the text to reflect the proposed URL and the new recommendations for development along Peaceful Valley Lane.

Staff also made eight other minor corrections in the Plan. Attached to this report is a lists of all of the changes and where they may be found in the document.

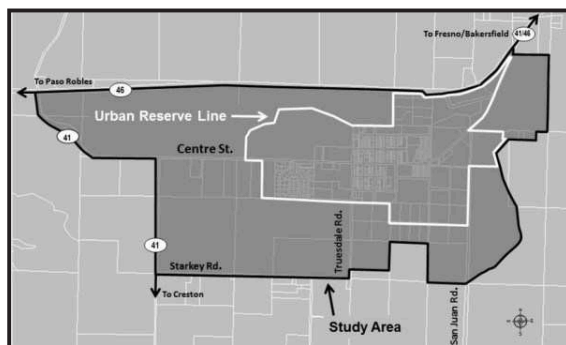
Community Planning Standards

This section of the report shows only the proposed changes to the Community Planning Standards since the November 15, 2011 Board meeting. A complete copy of the Community Planning Standards, as recommended by staff, is contained in Exhibit E. The location of each of these proposed changes within Exhibit E, are referenced in [brackets].

Change No.1 – Delete the following areawide standard, because it is not intended to apply to all of the land within the Study Area and it duplicates other standards that appear later in the document for the Shandon urban area and the detached Commercial Service site at Highway 46 and West Centre Street.

~~22.110.020 – Areawide Standards~~

~~The following standards apply to land both in the rural and community areas in the Shandon-Carrizo planning area, as shown in Figure 110-1.~~



~~Figure 110-1~~ Shandon Community Plan Study Area

Relocate this figure to the Sensitive Resource Area (SRA) Section. See Change No. 3 - "Shandon Vicinity Creek and Habitat Area SRA"

~~A. Public facilities and capital improvements.~~

- ~~1. Prior to recording a final map, issuance of construction permits or establishment of use, public facility fees per the Shandon Capital Improvement Plan (SCIP) shall be paid; unless, as a condition of approval on a prior discretionary land use permit or land division application, the appropriate public facility fees were paid and/or public facilities, consistent with the SCIP or Chapter 8 of the Shandon Community Plan, were constructed as a part of the prior approval and thereby covered the cost of the public facility fees for subsequent projects or land uses.~~
- ~~2. New land divisions shall include the development of the applicable public facilities identified in the Shandon Capital Improvement Plan (SCIP). Public improvements shall be installed or bonded for prior to recording of final maps and, if necessary, a reimbursement agreement shall be made with the County, consistent with Ordinance 3129.~~
- ~~3. Prior to the adoption of the Shandon Capital Improvement Plan, the first land division resulting in five or more parcels shall be responsible for constructing the following public facilities (if not previously constructed by a separate entity):~~
 - ~~a. The circulation improvements listed as items A-1, A-7, and A-12 in Table 8.3.a of the Shandon Community Plan.~~

- ~~b. The following water system improvements listed in Table 8.3b of the Shandon Community Plan, as determined to be appropriate by County Public Works: items B-1 through B-6 if the land division is located east of San Juan Creek, or items B-1 through B-5 and items B-7 through B-10, if the land division is located west of San Juan Creek.~~

~~Water system improvements shall be consistent with the CSA-16 Water Master Plan. If the CSA-16 Water Master Plan has not been updated subsequent to the adoption of the Shandon Community Plan, then the water system improvements shall provide the following:~~

- ~~(1) Project specific evaluations of velocities and pressure throughout the system at various demand scenarios, and~~
- ~~(2) Project specific hydraulic modeling and fire flow analyses to evaluate impacts to operating pressures and fire flow availability in the existing and proposed water system and determine what, if any, additional water system upgrades may be required for the project, and~~
- ~~(3) Design criteria and standards for various components of the water system, including pipe sizing, well capacities, fire flow requirements, pipe velocities and pressures.~~

- ~~c. The following wastewater system improvements listed in Table 8.3.c of the Shandon Community Plan, as determined to be appropriate by County Public Works: items C-1 through C-12, if the land division is located east of San Juan Creek, or items C-1 through C-4, and items C-13 and C-14, if the land division is located west of San Juan Creek.~~

~~These improvements shall be consistent with Chapters 7 and 8, and~~

~~Appendices B and E of the Shandon Community Plan. Public improvements shall be installed or bonded for prior to recording final maps. If necessary, the applicant shall enter into a reimbursement agreement, consistent with County Ordinance 3129, and the subject property shall be annexed into CSA 16 and receive a Conditional Will-Serve Letter from CSA 16.~~

Change No. 2 - Add a figure showing the Master Plan Areas in Section 22.110.020.A and name it "Figure 110-1 – Master Plan Areas" and renumber all subsequent figures, accordingly. [See page 2 of Exhibit E.]

Change No. 3 – Relocate the figure called "Shandon Community Plan Study Area" and add the reference to it (Figure 110-2) in the following standard. [See page 2 of Exhibit E.]

- 4. Shandon Vicinity Creek and Habitat Areas SRA.** The following standards apply within the Shandon Vicinity Creek and Habitat Areas SRA combining designation within the Shandon Community Plan Study Area as shown on Figure 110-2.

Change No. 4 – Spell out the names of the state and federal agencies in Section 22.110.020.B.4.b [See page 3 of Exhibit E]

Change No. 5 – Clarify the existing language in Section 22.110.030.C.1, Commercial Service (CS), so that it will not be confused with the new standard in Section 22.110.030.C.2, Commercial Service (CS), which will apply at the corner of Highway 46 and West Centre Street. [See page 6 of Exhibit E.]

- 1. Highway 46 between Shandon and Cholame – Commercial Service commercial area defined.** ~~The service commercial area is~~ The following standards apply to the area located on the northwest side of Highway 46 between Shandon and Cholame, and which is 200 feet wide with 390 feet of frontage on Highway 46 extending southwesterly from the intersection of the highway and the easterly line of the northwest quarter of Section 2, Township 26 South, Range 15 East as shown on Figure 110-45.

Change No. 6 – Revise the language in the second paragraph of Section 22.110.030.C.2.h(1) as follows [See page 9 of Exhibit E.]

- (1) Transportation impact fees.** Prior to recording a final map, issuance of construction permits or establishment of a use, transportation impact fees shall be paid per the Shandon Capital Improvement Plan (SCIP), unless, as part of the approval of a prior discretionary land use permit or land division application, the appropriate fees were paid and/or circulation facilities were constructed consistent with the SCIP or Chapter 8 of the Shandon Community Plan in order to cover the cost of the transportation impact fees for subsequent projects or land uses.

Prior to the adoption of the SCIP and an associated impact fee ordinance, circulation facilities shall be constructed pursuant to Section 22.110.050.A.20.j(1), unless the Review Authority finds, based on a subsequent traffic study, that alternative circulation improvements are sufficient to mitigate the project's transportation impacts.

Change No. 7 – Add the following standard to Section 22.110.030.C.2 that will apply to the detached Commercial Service site at Highway 46 and West Centre Street. [See page 11 of Exhibit E.]

n. Environmental mitigation. New development shall comply with the applicable mitigation measures in the Shandon Community Plan Update and San Juan Village (Fallingstar Phase I) Project Final Environmental Impact Report. Table 9.1 in the Shandon Community Plan identifies the type of development for which the mitigation measures in the Final Environmental Impact Report are required.

Change No. 8 – Revise the language in the second paragraph of Section 22.110.050.A.9 as follows [See page 15 of Exhibit E.]

Prior to the adoption of the SCIP and adoption of an associated fee ordinance, land division applications of five or more parcels, or projects located on lots that were legally created prior to the adoption of the Shandon Community Plan where the intensity of the proposed development is such that wastewater disposal cannot be accommodated with an on-site septic system, public facilities shall be constructed pursuant to Subsection A.20.j. This standard does not apply to Master Plan Areas, which are otherwise subject to Section 22.110.050.B.

Change No. 9 – Revise the language in Section 22.110.050.B.1.d as follows [See pages 20 and 21 of Exhibit E.]

- d. Pursuant to the Shandon Capital Improvement Plan (SCIP) or Chapter 8 of the Shandon Community Plan if the SCIP is not adopted, Public Facility reimbursement ~~Fee~~ payments shall be determined, if the project's "associated costs" for each improvement type (circulation, water, wastewater and drainage (based on the SCIP or Table 8.4 of the Shandon Community Plan) exceed the total costs for each improvement type the applicant is obligated to construct as required by Subsections b and c above. Example: Project A is conditioned or "obligated" to construct circulation items totaling \$1.2 million but the project's total "associated" (fair share) costs for all of the circulation items is \$2.0 million, then Project A would be responsible to pay \$800,000 in reimbursement ~~impact fees~~. If an applicant's "obligated costs" exceed the "associated costs," the applicant shall enter into a reimbursement agreement, consistent with County Ordinance 3129.

Change No. 10 – Clarify the language in Section 22.110.050.D.1.c [See page 23 of Exhibit E.]

- c. ~~Within the Central Business District, sites fronting on East Centre Street between San Juan Creek and San Juan Road, and on the portions of the Peck Ranch Master Plan Area not fronting on West Centre Street (as identified in Figure 110-10),~~ For the areas shown in Figure 110-10 that are within the Central Business District, fronting on East Centre Street between San Juan Creek and San Juan Road, or on the portions of the Peck Ranch Master Plan Area not fronting on West Centre Street, orient building entrances toward the street. Front setback shall be from zero to five feet, except that greater setbacks may be authorized by the Review Authority to accommodate

pedestrian plazas, patios, courtyards or other entry features of interest. Where site area allows, additional buildings may be located to the rear of a site. On-site parking shall be located behind the front buildings. On sites where additional buildings are located on the rear of a site, parking may be located in front of those buildings.

Change No. 11 – Make the following revisions to Residential Single Family standard number 22.110.050.I.4 and replace Figure 110-13 with Figure 110-15. [See page of 30 of Exhibit E.]

4. **Fourth Street south of East Centre Street - lot dimensions.** This standard applies to the RSF-portion of the property located on the east side of Fourth Street between Centre and Cholame Streets, as shown in Figure 110-13~~5~~. Lot widths shall have dimensions that are similar to the lots on the west side of Fourth Street. Because there are two land use categories on this property, the precise location of the Residential Single Family land use category, which will determine lot depths, shall be determined through Conditional Use Permit approval pursuant to Section 22.02.020.D.4. This will also establish the depth of the residential lots.

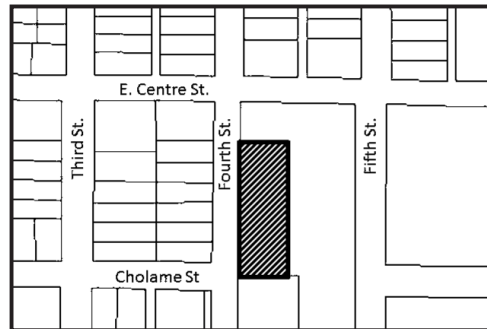


Figure 110-13 - RSF - Fourth Street

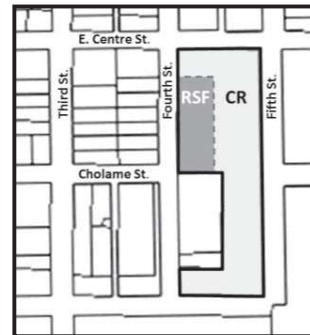
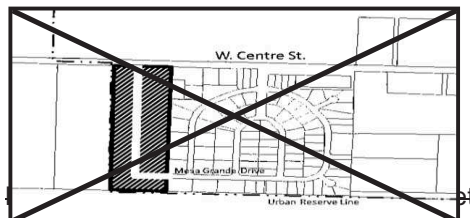


Figure 110-15 – RSF – Fourth Street

Change No. 12 - Delete the following standard and figure, as this property is now proposed to be excluded from the URL.

- ~~2. **West Centre Street - land divisions.** For property located south of West Centre Street, as shown in Figure 110-15, the cumulative number of parcels resulting from land divisions shall not exceed four. The land division application shall include an offer to dedicate and improve, to County standards, a street that provides secondary access from Mesa Grande Drive to West Centre Street. The applicant shall also provide agricultural buffers as recommended by the Agricultural Commissioner.~~



Shandon- Carrizo Area Plan

The Shandon-Carrizo Area Plan requires two minor changes:

- 1) Page 1, paragraph 1 change 2011 to 2012;
- 2) Page 12, Table C add 12 acres back to the total acreage of land in the Agriculture land use category

AGENCY AND COMMUNITY ADVISORY COUNCIL INVOLVEMENT

Public agencies that have been involved in the Community Plan Update include: County Public Works (with regard to circulation, water, wastewater, drainage, solid waste and recycling, and the PFFP), the Agricultural Commissioner's Office, Library, Sheriff, Parks Division of the General Services Agency, Cal Fire, City of Paso Robles, Shandon Joint Unified School District, APCD, SLOCOG, Caltrans, California Department of Fish and Game, US Fish and Wildlife Service, and the Regional Water Quality Control Board.

The Shandon Advisory Council (SAC) has been involved with community planning efforts well prior to the Board's authorization to process the Community Plan in 2004. The SAC helped to establish the Study Area boundary in 2004 and provided the County with the "Community Priorities for Shandon Development" in 2007 (Appendix A of the Community Plan). They participated in the public workshops, design charrettes and special community meetings throughout the planning process, and attended routine meetings that were held between County Staff and the Primary Shandon Applicants. Their monthly (occasionally twice a month) advisory council meetings were often used as a forum for presentations on the Community Plan and EIR.

PUBLIC / PRIVATE PARTNERSHIP

The Primary Shandon Applicants contributed \$935,000 and the County contributed \$100,000 (\$50,000 of which was CDBG revenue) for consultant costs for completing the Community Plan Update and the EIR. Staff time throughout the project has been funded by the Department budget. Other than staff time, there are no other current fiscal year financial impacts. Future financial impacts to the County could result from the implementation of Community Plan programs that are found at the end of Chapters 2 through 8 and summarized in Table 9.2. However, before undertaking implementation programs, staff will bring them to your Board on a case-by-case basis and explain the financial considerations and potential mitigations.

ATTACHMENTS

List of minor changes to the Community Plan
Correspondence received

The Shandon Community Plan, amendments to the Official Maps, the Shandon-Carrizo Area Plan, and the Land Use Ordinance, the Final Environment Impact Report and the required California Environmental Quality Act Findings are all attached to the adopting Resolution contained in Attachment C of this item.

Attachments in the Clerk's File may be viewed at the County Clerk Recorders Office, the County Planning and Building Department or on the department's website at www.sloplanning.org under "News and Announcements".

List of Minor Changes to the Community Plan

1. In the following locations, the year that references the year of the plan's adoption was changed from 2011 to 2012: Executive Summary, paragraphs 3 and 5; Executive Summary, Land Use, Population and Buildout paragraph 1; Section 1.2, paragraphs 1 and 3; Figure 1.2; Chapter 3, paragraph 2; Table 3.1, footnote 2; Chapter 3, after Figure 3.1 before Table 3.2 and within Table 3.2; Section 3.1.1, paragraph 3; Section 3.4.1 paragraph 2; Section 3.4.2, paragraph 2; Section 4.1.3, paragraphs 1 and 5; Section 6.1, paragraph 1, second line; Section 6.2, paragraph 2; Table 6.2; Section 6.5, paragraph 1; Table 6.7; Section 7.1, paragraph 2; Section 7.2, paragraph 1; Section 7.5.3; Section 8.1, item number 1; Section 8.2, bullet point 3; Table 8.8; and Section 8.8, paragraphs 3 and 4
2. In the following locations, the year that references 25 years after the plan's adoption was changed to 2037: Executive Summary, paragraph 5; Executive Summary, Community Plan Features, first bullet point; Section 1.4, paragraph 3; and Section 9.3
3. In the following locations, references to the Highway 41 route transfer were removed (because the transfer has already happened): Executive Summary, Land Use, Population and Buildout, paragraph 6; Executive Summary, Public Utilities and Services: delete paragraph 4 that describes the transfer; Section 3.1.2, Commercial Service (CS) paragraph; and Figure 3.3
4. In the following locations, references of more than one wastewater treatment site were removed: Executive Summary, Public Utilities and Services, paragraph 2; and Section 1.2, last paragraph
5. The following figures were changed to match the URL recommended for your Board's adoption: Figures 1.2, 3.1.2, 3.2, 3.4, 5.1, 5.5, 6.1, and all figures in Chapter 7
6. In the following locations, changes were made to reflect the revised URL and the change along Peaceful Valley Lane from RS to RSF: Table 3.1, Figure 3.1, Section 3.1.1, and Table 8.1
7. The following are specific minor corrections:

Executive Summary, Land Use, Population and Buildout, paragraph 3: change "4.3" to "4.2" units per acre

Executive Summary, Land Use, Population and Buildout, paragraph 7: delete the reference to an additional elementary school site and correct the number of acres for new parkland from 29 acres to 18 acres

Section 1.3, replace the description of Chapter 4 with the following: "Chapter 4 (Natural and Cultural Resources and Conservation) outline policies and programs that deal with biological resources, Sensitive Resource Areas, water resources, archaeological resources, historical resources and energy conservation"

Section 1.3: delete "water resources" from the Chapter 7 description

Section 1.3, Chapter 5 description: add "control and" in front of "calming"

Section 3.1.1, paragraph 3, eighth line: from “4.8” to “4.2” units per acre

Section 3.4, paragraph 4, second line: delete “agriculture,”

Section 4.1.3, paragraph 4: replace “the specific methods” with “standards for new development’s water supply”

Correspondence Received

SHANDON ADVISORY COUNCIL
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shandoncouncil@yahoo.com

San Luis Obispo County Board of Supervisors
1055 Monterey St.
San Luis Obispo, CA 93408

Via Electronic Mail

March 9, 2012

Subject: Agenda item Shandon Community Plan Update

Supervisors:

We, the members of the Shandon Advisory Council, are writing to inform you of our vote taken at the last council meeting on March 7, 2012. We voted previously on November 2, 2011 to object to the plan as presented to you.

However, after several more meetings and discussions we feel that our concerns have been addressed or resolved and we can now fully support the plan as it will be presented to you on April 3, 2012.

The final piece of the puzzle was the altering of the Urban Reserve Line at the final Planning Commission meeting with no public input following that. We worked with staff and believe that returning the URL to the line in the Public Hearing Draft is the best course and we voted 5-0 to do that. We understand that staff intends to recommend the same thing and we appreciate everyone's input to make sure this was the fairest course.

We have been working on this plan for years and our desire was to create a plan we could not only support but be proud of. We believe we have achieved that with the help and guidance of Jay Johnson of the Planning Department and support of Supervisor Mecham and Vicki Shelby. Thank you very much.

Sincerely,

Shandon Advisory Council
Douglas D. Alley, President
Greg McMillan, Past President
April Tallman, Vice President
Kate Twisselman, Secretary/Treasurer

cc: Jay Johnson, County Planning Liaison to Shandon